

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, January 4, 2016 scheduled for 7:00 PM at the Westfield City Hall.

**Opening of Meeting:** 7:00 PM

**Roll Call:** Note Presence of a Quorum.

**APC Members Present:** Nathan Day, Randell Graham, Steve Hoover, Robert Horkay, Ken Kingshill, Andre Maue, David Schmitz, Bob Smith, and Chris Woodard.

**City Staff Present:** Kevin Todd, Senior Planner; Andrew Murray, Senior Planner; Pam Howard, Associate Planner; Jeffrey Lauer, Associate Planner; Amanda Rubadue, Associate Planner; and Brian Zaiger, City Attorney.

**Approval of Minutes:** December 7, 2015 APC Meeting Minutes

Motion: To approve the December 7, 2015 minutes.

Motion: Schmitz; Second: Woodard; Vote: Approved 9-0.

Todd reviewed the meeting rules and procedures.

**Case No. 1512-ODP-24 & 1512-SPP-24**

**Description:** Mapleridge

East side of Oak Road, North of 151<sup>st</sup> Street

Langston Development Co. Inc. by Terra Site Development, Ind. Requests review of an amendment to the Overall Development Plan and Primary Plat of 66 single-family lots on approximately 59.45 acres +/- in the Mapleridge PUD District.

Rubadue presented an overview of the Overall Development Plan and Primary Plat, as outlined in the staff report.

Motion: To approve 1512-ODP-24 and 1512-SPP-24 with the following condition:

- All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

Motion: Maue; Second: Woodard; Vote: 9-0.

**Case No. 1512-DDP-23**

Description: Hampton Inn  
Southwest corner of Wheeler Road and Westfield Park Road  
Holladay Properties requests Detailed Development Plan review for a Hampton Inn hotel on approximately 2.66 acres +/-, located in the Hall and House PUD District.

Rubadue presented an overview of the Detailed Development Plan, as outlined in the staff report.

Charles Marshall, Holladay Properties, petitioner, gave a brief explanation of the changes that were made to the petition.

Motion: To approve 1512-DDP-23 with the following condition:

- All necessary approvals be obtained from the Westfield Public Works Department, Westfield Fire Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

Motion: Graham; Second: Horkay; Vote: 9-0.

Woodard recused at 7:13 pm.

**Case No. 1512-ODP-25 & 1512-SPP-25**

Description: Harmony, Section 4-7  
Estridge Development Management requests Overall Development Plan and Primary Plat review of 471 single-family residential lots on approximately 138.8 acres+/-, located in the Harmony PUD District.

Howard presented an overview of the Overall Development Plan and Primary Plat, as outlined in the staff report.

Motion: To approve subdivision control waivers.

Motion: Horkay; Second: Schmitz; Vote: 8-0.

Motion: To approve 1512-ODP-25 and 1512-SPP-25 with the following conditions:

1. That all necessary approvals be obtained from the Westfield Public Works Department, the Hamilton County Surveyor's Office and Citizens Westfield prior to the issuance of an improvement location permit.
2. Approval of the landscape plan be delegated to staff in coordination with the Public Works Department.

Motion: Schmitz; Second: Maue; Vote: 8-0.

Woodard returned at 7:17 pm

Woodard and Smith recused at 7:18 pm.

**Case No. 1511-PUD-23**

Description: Bridgewater PUD Amendment – Parcel J (Townhomes)  
Northwest corner of Gray Road and Guerin Way  
Bridgewater Masters, LLC by H. Gibson Land Surveying, LLC requests amendments to the Bridgewater PUD Ordinance to modify the development standards for a portion of Parcel J, specifically to allow the construction of detached townhome units.

Todd presented an overview of the Bridgewater PUD amendment, as outlined in the staff report.

Harold Gibson, H. Gibson Land Surveying, LLC, petitioner, gave a brief presentation.

Hoover stated that he was at the last neighborhood meeting and said there were a lot of people in attendance and believes that the petitioner has addressed their concerns. He added that he appreciates the petitioner working with the neighborhood to come up with the best possible plan for everyone concerned.

Motion: Forward petition 1511-PUD-23 to the City Council with a favorable recommendation.

Motion: Kingshill; Second: Hoover; Vote: 7-0.

Woodard and Smith returned at 7:29 pm.

**Case No. 1601-DDP-01 [PUBLIC HEARING]**

Description: StorAmerica  
4420 East 146<sup>th</sup> Street  
StorAmerica 146<sup>th</sup> LLC requests review of a Detailed Development Plan amendment for a self-storage facility on approximately 6.77 acres +/-, located in the 146<sup>th</sup> Street Commerce Centre PUD District.

Lauer presented a project overview for the request to review the Detailed Development Plan amendment, as outlined in the staff report.

Jeff Ryan, StorAmerica, petitioner, introduced himself.

Kingshill asked if this is a one-story or a two-story building.

Ryan said it would be a two-story building with an elevator.

Hoover asked about visibility from the adjacent neighborhood to the west.

Ryan said that the property is currently buffered by mature trees and is about 200 feet from the

closest house.

Public Hearing opened at 7:35 pm.

No one spoke.

Public Hearing closed at 7:36 pm.

No action is required at this time.

Schmitz recused at 7:36 pm.

**Case No. 1601-ODP-01 & 1601-SPP-01 [PUBLIC HEARING]**

Description: The Trails

East of Oak Ridge Road, South of State Road 32

Edge Rock Development, LLC by TERRA Site Development, Inc. requests Overall Development Plan and Primary Plat approval of two (2) lots on approximately 13.75 acres+/- located in the Trails PUD District.

Murray presented a project overview for the Overall Development Plan and Primary Plat, as outlined in the staff report.

Public Hearing opened at 7:39 pm.

Sharon Williams, 807 E SR 32: Williams expressed concerns with flooding to her yard and home.

Andy Weas, PO Box 550: Weas asked if more meetings would occur and more detailed plans would be available. Weas expressed support to the project but has concerns about traffic and safety around the retention ponds.

Murray responded that vertical improvements and other site specific details will be discussed when the project has progressed to a Detailed Development Plan.

Public Hearing closed at 7:43 pm

Gary Murray, Terra Development, added that the reason for doing this primary plat is that they want to have split the property into two lots and have two different groups develop the lots. In order to close on the property, they need to do a primary and a secondary plat.

No action required at this time.

Schmitz returned at 7:46.

**Case No. 1510-ODP-20 & 1510-SPP-20 [CONTINUED]**

Description: Waters Edge West  
MI Homes of Indiana, LP by Terra Site Development requests Overall Development Plan and Primary Plat review for 88 single-family lots on approximately 55.83 acres +/-, located in the Spring Mill Trails PUD District.

**Case No. 1512-PUD-28 [CONTINUED]**

Description: Culver's Sun Park PUD  
Northeast corner of S.R. 32 and SunPark Drive  
Custard Kings, Inc. by Bose McKinney & Evans LLP requests a change of zoning of approximately 1.11 acres +/- from the EI: Enclosed Industrial District to the Culver's Sun Park PUD District.

**Case No. 1512-PUD-27 [CONTINUED]**

Description: Bridgewater PUD Amendment – Bridgewater Marketplace  
Northwest corner of 146<sup>th</sup> Street and Gray Road  
KRG Bridgewater LLC by Bose McKenney & Evans LLP request an amendment to the Bridgewater PUD District Ordinance to allow a discount store, in excess of 10,000 square feet of gross floor area but not to exceed 20,000 square feet of gross floor area, to locate within the Bridgewater Marketplace retail center.

**Case No. 1506-ZC-02 [CONTINUED]**

Description: Bent Creek Commitment Modification  
Langston Residential Development, LLC by Nelson & Frankenberger requests a modification to the commitments associated with the rezoning of property from the AG-SF1: Agriculture/Single-Family Rural District to the SF2: Single-Family Low Density District, as approved by Ordinance 04-43, for Bent Creek.

**Case No. 1506-ODP-16 & 1506-SPP-15 [CONTINUED]**

Description: Bent Creek  
*Northwest corner of 159<sup>th</sup> Street and Town Road*  
Langston Residential Development, LLC by Nelson & Frankenberger requests Overall Development Plan and Primary Plat approval of 158 single-family lots on approximately 129.74 acres +/-, located in the SF2: Single-Family Low Density District with Zoning Commitments.

**REPORTS/COMMENTS**

**APC MEMBERS**

No report.

**CITY COUNCIL LIAISON**

Hoover gave a report.

**BZA LIAISON**

Schmitz gave a report.

**ECD STAFF**

No report.

**ADJOURNMENT** (7:51 pm)

Motion: Kingshill: Second: Woodard: Vote: 9-0

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President, Randell Graham

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Vice President, Andre Maue

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Secretary, Matthew S. Skelton